

# 1943 Profile of the Westchester Heights, Bronx area

from the 1943 *New York City Market Analysis*



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# BRONX 15

Westchester Heights



Above: Looking down Seminole Avenue from Morris Park Avenue



Right: Corner of Lurting Avenue and Pierce Avenue



Left: Rhinelander Avenue and Yates Avenue

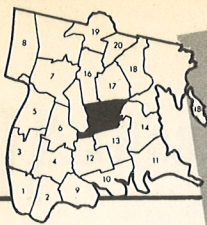


Above: Narragansett Avenue at Lydig Avenue



Left: Bronx and Pelham Parkway from Matthews Avenue looking west



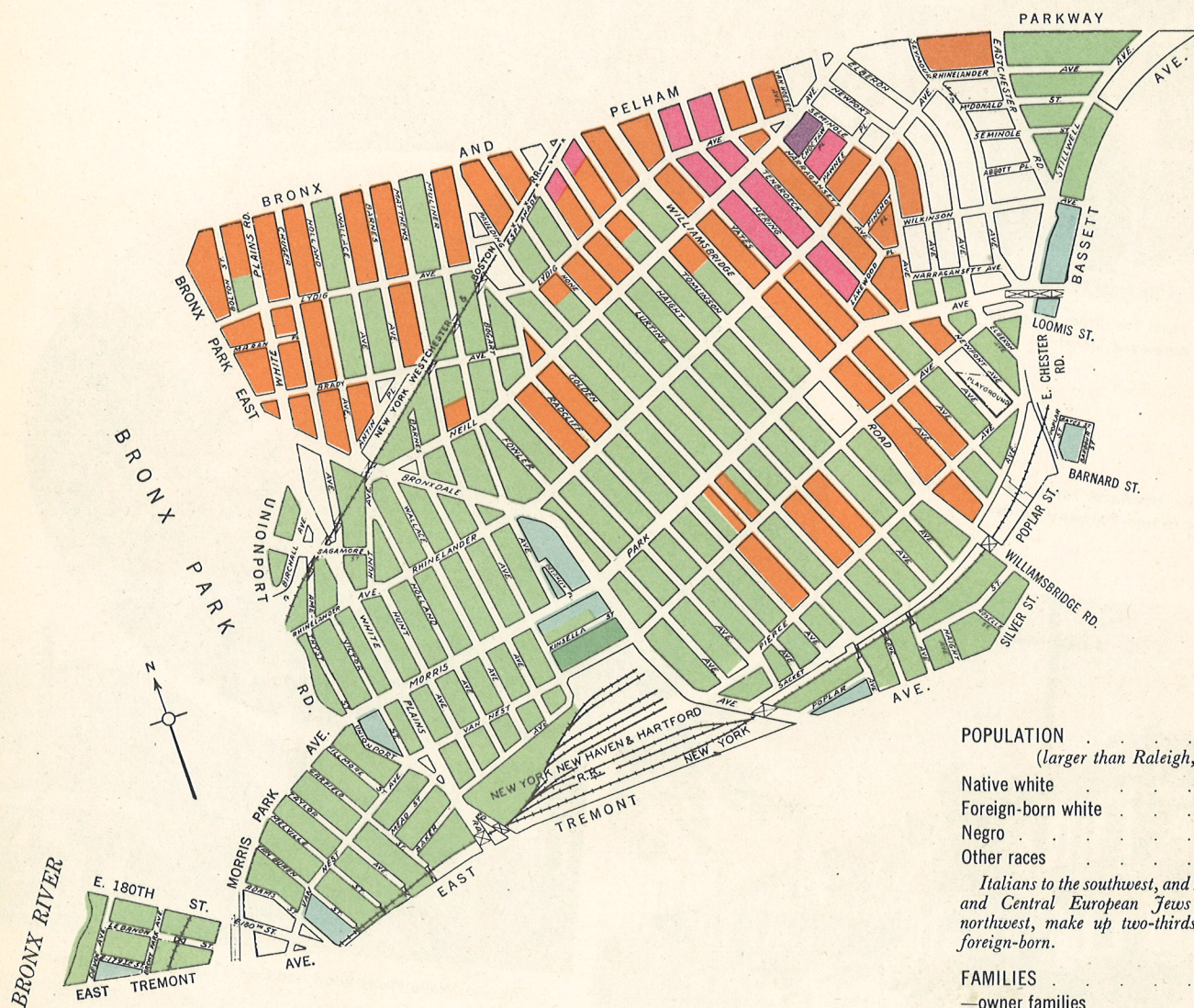


# NEW YORK CITY MARKET ANALYSIS

Compiled by  
THE NEWS  
THE NEW YORK TIMES  
DAILY MIRROR  
JOURNAL-AMERICAN

BRONX 15

## Westchester Heights



This is an excellent residential section. The many recent developments have attracted families of the better type all along Pelham Parkway. Attractive one and two-family houses predominate. There are many excellent apartments. In the central section around Morris Park Avenue are the older homes of the less affluent families. Morris Park Avenue and Lydig Avenue are the principal shopping thoroughfares. Population increased more than 13,000 from 1930 to 1940.

POPULATION	47,868
<i>(larger than Raleigh, N. C.)</i>	
Native white	31,996
Foreign-born white	15,589
Negro	271
Other races	12

*Italians to the southwest, and Russian and Central European Jews to the northwest, make up two-thirds of the foreign-born.*

FAMILIES	12,687
—owner families	2,363
—tenant families	10,324

### FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	19
100-149	6,000-9,999	151
75- 99	4,500-5,999	583
50- 74	3,000-4,499	3,965
30- 49	1,800-2,999	6,882
40- 49	2,400-2,999	3,846
30- 39	1,800-2,399	3,036
Under 30	Under 1,800	978
Unknown		109

Median family expenditure	\$2,755
Average family expenditure	\$2,935

RESIDENTIAL STRUCTURES	3,644
—one-family houses	1,417
—two-family houses	1,348
—three-or-more-family houses	879